BUREAU OF STATISTICS

YUKON RENT SURVEY

December 2010

Whitehorse, December 2010:

- The total number of apartments surveyed **837**
- The vacancy rate for all units surveyed **1.3%**
- The median rent for all units surveyed **$775**

1 Monthly Median Rent

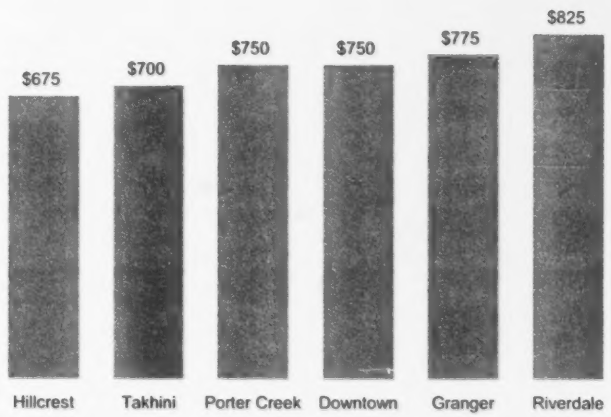
Median Rent

'Median rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

Monthly Median Rent for All Units December 2009 to December 2010

		Whitehorse								
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
		$								
2010	Dec	775	750	775	675	750	825	700	775	650
	Sep	775	750	775	675	750	825	700	775	650
	Jun	768	750	775	675	750	810	700	775	650
	Mar	750	750	775	675	725	810	650	775	650
2009	Dec	750	750	750	675	725	810	650	775	650

Median Rents in Whitehorse, December 2010



The median rent in Whitehorse was $775 in December '10. This remained the same as the median rent in September '10.

When comparing December '09 with December '10, the median rents in Whitehorse subdivisions have changed as follows:

- Downtown rents remained the same at $750.
- Granger rents increased by $25, or 3.3%.
- Hillcrest rents remained the same at $675.
- Porter Creek rents increased by $25, or 3.4%.
- Riverdale rents increased by $15, or 1.9%.
- Takhini rents increased by $50, or 7.7%.

The median rent in Watson Lake remained the same at $775 over the same time period. The median rent in Dawson City also remained the same at $650.

2 Vacancy Rate

'Vacancy rate' refers to the percentage of all apartments surveyed that are currently vacant and available to rent.

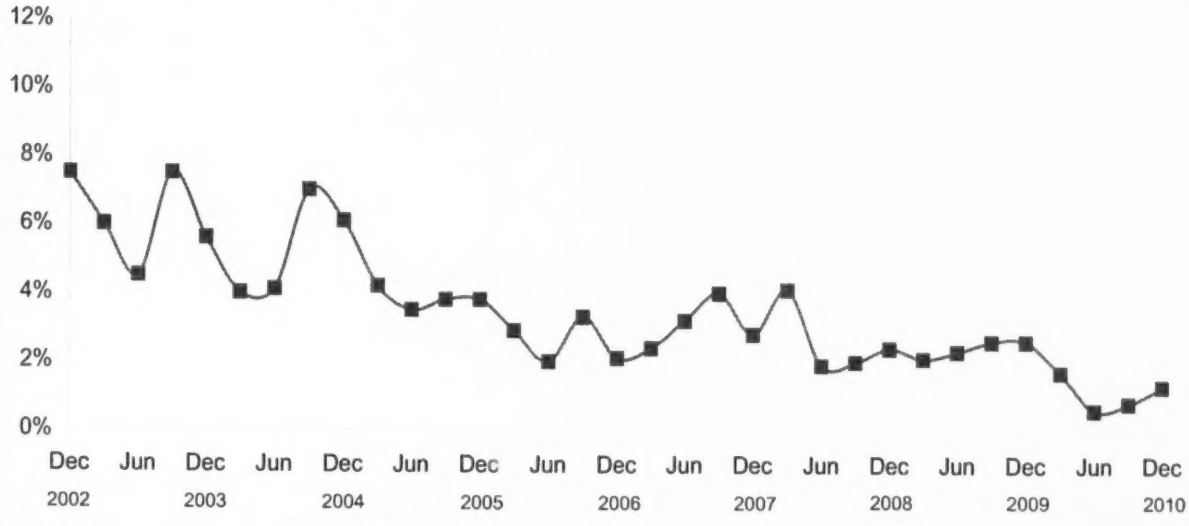
Monthly Vacancy Rates for All Units
December 2009 to December 2010

		Whitehorse Total	Whitehorse: Down-town	Whitehorse: Granger	Whitehorse: Hillcrest	Whitehorse: Porter Creek	Whitehorse: Riverdale	Whitehorse: Takhini	Watson Lake	Dawson City
		%								
2010	Dec	1.3	2.0	0.0	2.1	0.0	0.9	0.0	0.0	0.0
	Sep	0.8	1.1	0.0	4.2	0.0	0.3	0.0	8.6	0.0
	Jun	0.6	1.1	0.0	2.1	0.0	0.0	0.0	8.6	0.0
	Mar	1.7	1.4	0.0	6.3	0.0	0.9	5.9	8.6	0.0
2009	Dec	2.6	2.3	0.0	6.3	0.0	2.3	5.9	14.3	0.0

After observing high vacancy rates following the Faro mine closure in the late '90s, the vacancy rate in Whitehorse began a steady decline as economic conditions rebounded. From 2002 through 2004, the vacancy rate fluctuated between 4.0% and 9.2%. Since 2005, the vacancy rate in Whitehorse has remained very low.

With the exception of March 2008, the vacancy rate has been at or below 4.0% since June of 2005. The December 2010 vacancy rate of 1.3% is only slightly above the September 2010 vacancy rate of 0.8%. The June '10 vacancy rate of 0.6% was the lowest on record since September 1988 (0.3%). December's vacancy rate represents 11 vacant apartments out of 837 surveyed.

Whitehorse Vacancy Rate
December 2002 to December 2010



3 Apartment Size and Location

In Whitehorse subdivisions, the median rent for all sizes of apartments ranged from a high of $825 in Riverdale to a low of $675 in Hillcrest. As would be expected, overall median rent in Whitehorse for 3+ bedroom units was highest at $850, followed by 2-bedroom apartments at $800, 1-bedroom apartments at $750, and bachelor units at $675.

Median Rent by Apartment Size and Location, December 2010

	Whitehorse								
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	$								
ALL	775	750	775	675	750	825	700	775	650
BACHELOR	675	650	..	500	590	825	700	675	600
1-BEDROOM	750	773	675	550	650	850	500	625	700
2-BEDROOM	800	850	775	825	1,000	800	..	875	..
3+ BEDROOM	850	950	..	..	950	850	..	600	..

The vacancy rate in Whitehorse subdivisions ranged from a low of 0.0% in Granger, Porter Creek and Takhini to a high of 2.1% in Hillcrest. Overall in Whitehorse, the highest vacancy rate was found in bachelor apartments (2.6%), followed by 2-bedrooms (1.3%), 1-bedrooms (1.1%) and 3+bedroom apartments (0.0%).

Vacancy Rate by Apartment Size and Location, December 2010

	Whitehorse								
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	%								
ALL	1.3	2.0	0.0	2.1	0.0	0.9	0.0	0.0	0.0
BACHELOR	2.6	3.8	..	0.0	0.0	0.0	0.0	0.0	0.0
1-BEDROOM	1.1	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2-BEDROOM	1.3	1.0	0.0	5.0	0.0	1.2	..	0.0	..
3+ BEDROOM	0.0	0.0	..	..	0.0	0.0	..	0.0	..

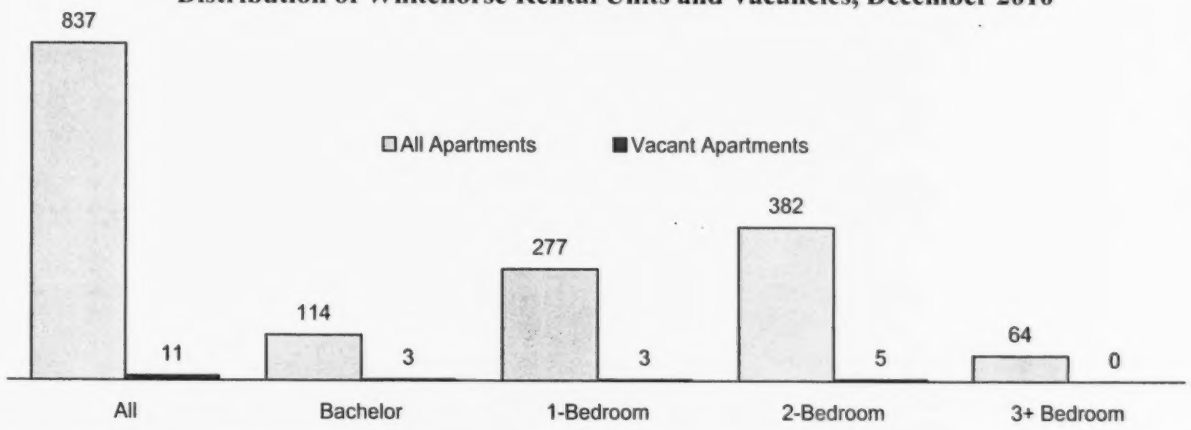
4 Distribution of Apartments and Vacancies

The total number of apartments in the Whitehorse portion of the survey was 837. Of these, 11, or 1.3%, were vacant as of December 2010. The table below provides a brief breakdown of the occupied apartments and vacant apartments surveyed.

Total Number and Vacant Apartments by Type and Location, December 2010

			Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
ALL	number	837	348	20	48	23	347	51	35	8
	vacant	11	7	0	1	0	3	0	0	0
BACHELOR	number	114	79	..	6	2	2	25	3	4
	vacant	3	3	..	0	0	0	0	0	0
1-BEDROOM	number	277	164	4	22	10	51	26	12	4
	vacant	3	3	0	0	0	0	0	0	0
2-BEDROOM	number	382	97	16	20	4	245	..	19	..
	vacant	5	1	0	1	0	3	..	0	..
3+ BEDROOM	number	64	8	..	..	7	49	..	1	..
	vacant	0	0	..	..	0	0	..	0	..

Distribution of Whitehorse Rental Units and Vacancies, December 2010



The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out every third month (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey includes only those **buildings with four or more units**. Buildings with less than four units (such as houses, suites and duplexes) are not included in the survey.

.. = not applicable

Yukon
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